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5 ROOMS, ONE BATH.
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DIVISION ST., 232—Executors' sale; and rear house; deep lot; 818,250; 6,000 LISIECKI, 15 Murray st. GRAND ST., 492.—Five story tener large store; 16 families; hot water supprecials mins, spanneled sinks; low

A. V. AMY & CO., Real Estate. Efficient management of property. 160 West 72d st., N. Y. city.

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167H, 138 East-Four story dwelling, built extra deep; 25x103; sacrifice; terms; possession. VAN SANT, owner, 119 Nassau at large extension; hardwood floors, electric dights; himmediate, possession, December 19 Nassau at large extension; hardwood floors, electric dights; himmediate, possession, DSEPH G. G., free and clear, 318,000; some bargains. SHEERAN, 155 W. 123d st.

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221 st., facing Madison so., 6 story and basement mercantile building; possession stors and basement near future; fine returns on investment. ADAMS 4 CO., 170 5th av. Phone Grantery 1092.

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Bargain, 6 story modern elevator, 50x100; two 4, two 6 room apartments; rous \$20,000, JOSEPH & Green and Olectric; rous \$20,000, JOSEPH & Green and Olectric; rous \$20,000, JOSEPH & Green and Olectric; rous \$20,000, JOSEPH & Green &

PORTER & CO., 109 West 125th st. Main pt., Patchogue.

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59th St.-5th Av. to North River.

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W. 109th st., adjoining brive. \$2,500 cash buys large four story and base-ment dwelling on West 150th st. (elze 20x 100); 15 rooms; possession May I, 1922; price, \$15,500 balance one nortrage. PORTER & CO., 159 West 125th.

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We have a number of other very desirable large and small propositions; will pay you to investigate listings.
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Two family dwellings, stucco, West Bronx, 12 rooms: garage; price \$17,500.

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DOWNTOWN STORE BUILDINGS:
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4 STORY AND BASEMENT
Brick dwelling, 13 rooms, 2 bath.
MODERN IMPROVEMENTS.
Price, \$22,700. Terms to suit.
Apply caretaker premises Suncay after 1 P.M. 322 Convent av., near 143d st. Particulars from JOS. T. MULLIGAN, 30
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Conditions right for immediate development, hundreds of houses are being creeted on adjoining properties to meet the demand of home seekers appreciating exceptional transit facilities; property located at Queens VII-lags on main line of L. I. R. R., 28 minutes to Penn. station or Brooklyn; 60 trains each way daily; within five minutes walk of two stations, eight minutes to Jamaica terminal, Brooklyn elevated, by three troiley lines passing property, Address OWNER, 874 Park Place, Brooklyn, N. Y.

ATTRACTIVE Colonial house on Great Peconic Bay; living, dining, reception, smoleing rooms, lavatories, four baths, seven bedrooms, three open fireplaces, completely furnished, equipped for all year occupancy; 1,600 feet fine sandy bathing beach with bathoures; beautiful lawns, groves and sfrubs, garden and garage; near station and golf courses.

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FIVE acres, \$650; fine level land; largeroad front; near depot. &c.; \$100 down balance \$10 month. OWNER, Box 589

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OLD GARDEN CITY, attractive American Colonial, four bedrooms, two baths, sun parior, hardwood floore, steam heat, all improvements, conveniently located; plot 75x 160; terms reasonable. THE GARDEN CITY OO., tel. 1134 Garden City.

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SIN rooms, tapestry brick, tile bath, garage, all improvements; beautiful section; 17 minutes from Times square, Queensboro subway; \$2,500 down, balance like rent. 202 Ditmas av. Phone Astoria 4162.

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Spanlsh tile roof, 8 rooms, open fireplace, tile kitchen, tile bath with standing showers, large living and dining rooms, large sun parlor, 4 bedrooms, laundry in cellar, hot water heat, instantaneous hot water supply and all modern improvements, with or without garage. Any one interested in an exceptionally well built and beautiful home call up northeast corner 86th st and 85th road, Woodhaven, Long Island; on premises daily until 5 P. M.; this is not a speculatively built proposition. Phone Canal 8168.

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BRONXVILLE HOME SEEKERS—A builder now constructing houses in Bronxville is also the owner of several choice building sites there, and is in position through peculiar circumstances to ofter to a reliable party a plot at a greatly reduced price, and also to erect a house at a very material saving, owing to other building operations in the neighborhood; if you contemplate a home this combined saving offers a great induction of the combined saving offers a great induction. The combined saving of the combined saving offers a great induction of the combined saving offers a great induction. The combined saving of the combined sa

second floor; garage; negr station; reason-able. CLAREY, 32 W. 1st st., Mount Vernon.

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FOUR acres, 7 rooms, garage, fruits, shade, all improvements, 2 miles from Peekskill, 4 mile trolley; \$8,000, Six acres, fertile, adjoins village, 4 mile trolley, small farmhouse, barns, orchards, brook, \$5,000. Modernized colonial house, Hudson, views, several acres, orchards, 5 mile depot, commuting, bargain, State road brook, farms, fruit, farm buildings, \$100 an acret remote brook, timber scenery farms, old buildings, vary cheap, suitable week ends, camps, on State road, big old mill, acre, brook, suitable inn, gax, auto shop, sacrifice, \$2.756. State road fea room, big Colonial house, all improvements, brook, fruit, ponds, several acres, sacrifice. Putnam county farm bargains, ALEXANDER, 1 East 42d. Vanderbitt 1594. Sundays come to Peeksville, Phone 257. Towers on Harlem, phone Patterson.

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ROCKAWAY Beach, Holland Station; house, 9 rooms, completely furnished; in elegant condition; immediate possession. 144 Beach 13d st. Ocean block.

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Fine section, near station and trolley, new attractive house, 8 rooms, 2 baths, hot water heat, electricity, gas, laundry, garage.

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EXCELLENT bearding house, 15 rooms, 2
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Centisemen's country place and farm, practically self-supporting; about 130 acres high, gently rolling land; unsurpassed site and views; Gwelling, farmer's cottage and out-buildings; best spring water; catensis-lawns; fine old oak and maple shade trees; young apple orchard, just in bearing, about 450 trees; other fruits asparague bed, 10,000 alpants; ideal spot for institution; will secrifice. Address OWNER, room 708, 29 Brondway.

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120 acres; barns for grade A milk; poultry houses for 1,000 lens. The house is a REAL HOME.

8 rooms, bath, steam heat, sleeping porch, sun parlor, 3 open fireplaces; just off State road, 60 miles to New York city; price \$10,000. L. W. M., Richereek, Chester, Orange county, N. Y.

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\$10,000 L. W. M., Richereek, Chester, Orange county, N. Y.

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Three 5 story flets, \$37.500 rents; price \$225.000; also et 72d st. 6 ceiling, near Broadway, suitable for beings a theratop; price boy; ferms easy, ROBERT H. FULTON. 7 East 42d st.

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